

(107)

April 16, 2002

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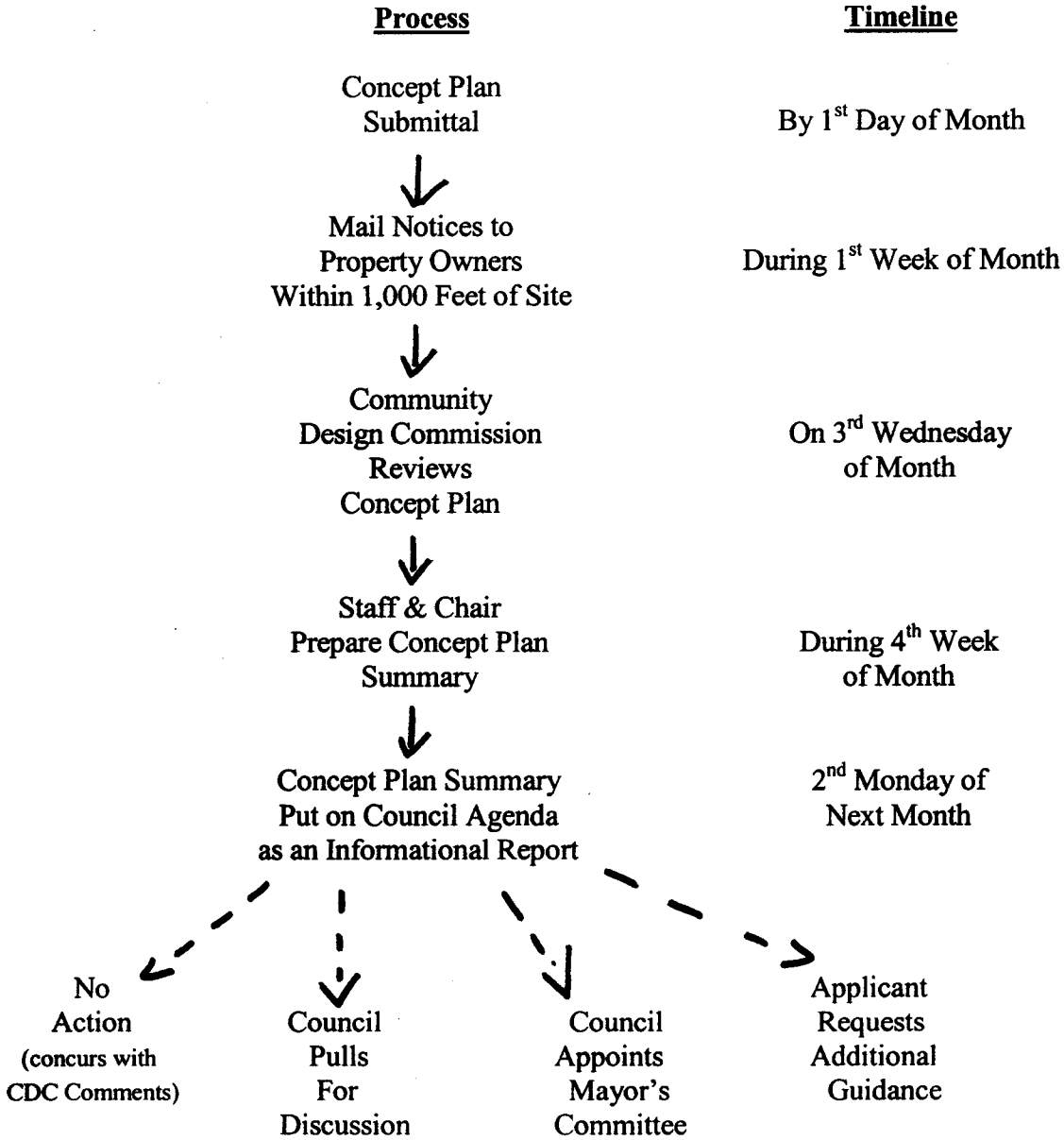
Take a look at the attached sheets. After listening to the Council meeting last night, I found a lot of my old Concept Plan thoughts resurfacing. Hearing clearly the interest the Council has in Concept Plan Review, and their desire to basically weigh in when they want to (based on importance rather than project size), I suggest the following adjustments to our existing Concept Plan Review process as part of the 3<sup>rd</sup> Draft of the Ordinance.

Let me know what you think-

Rob

# Proposed Development Ordinance Concept Plan Review Process Proposal for 3<sup>rd</sup> Draft

(New steps/opportunities are noted in Blue)



# Proposed Development Ordinance Concept Plan Review Process Proposal for 3<sup>rd</sup> Draft

## Advantages

1. Maintains Existing Process
2. Respects existing role of the Community Design Commission
3. Gives Council opportunity to review Concept Plan with CDC comments
4. Council becomes aware of all Concept Plan Reviews that are occurring.
5. Council may choose to comment or not comment on any Concept Plan, regardless of size of project
6. Applicant may request Council guidance if he/she wants additional feedback
7. Council has final authority to “endorse” or request changes to Concept Plans – including a trigger to form a Mayor’s Committee when appropriate.

## Disadvantages

1. Lengthens existing process by about 3 weeks (will add more time if Mayor’s Committee is formed).
2. Additional agenda item(s) for the Council.
3. Will make Council meetings longer if and when the Council pulls a Concept Plan Informational Report for discussion.
4. Empowers the applicant by potentially giving certain projects a “Council mandate.” May consequently make it more difficult for staff to negotiate certain desirable changes during Department Head Review (DHR) process.